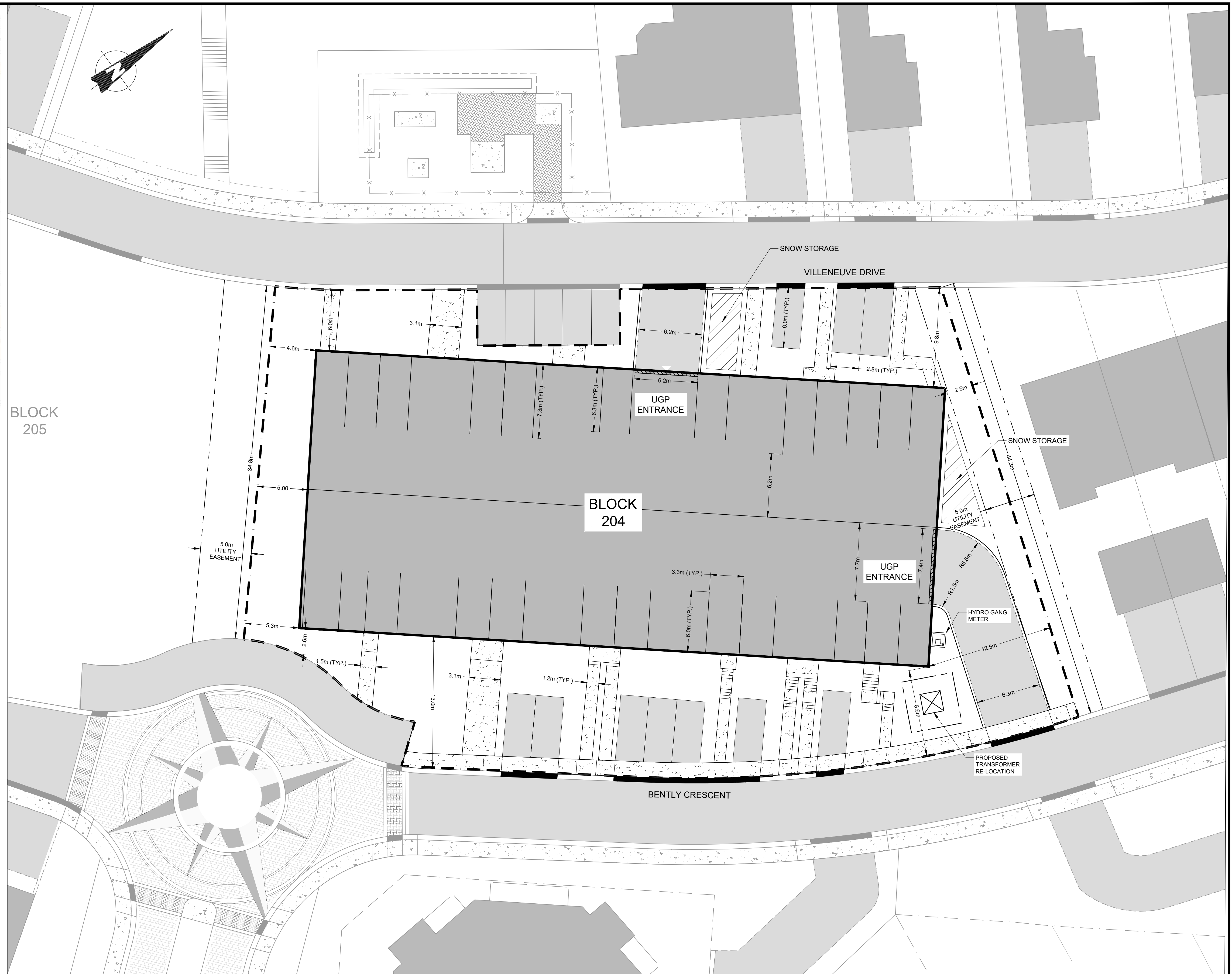


Provision	Required	Proposed	Compliance
Site-specific Urban Residential Type 3 (R3-60) Zone			
Permitted Use	Apartment Dwelling	Apartment Dwelling	Yes
Front Yard (min)	4.5 m	> 4.5 m	Yes
Lot Coverage (max)	43%	52%	No
Building Height (max)	4 storeys or 103.43 metres above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.	101.13 metres above sea level	Yes
Setback from underground parking	1 m from all lot lines	> 1 metre	Yes
Parking Stall Area (min)	16.2 m ²	21 m ²	Yes
Urban Residential Type 3 (R3) Zone			
Lot Area (min)	232 m ² per unit for the first four units, plus 46 m ² for each additional unit ((232 x 4) + (46 x 15) = 1,618m ² required)	3,211 m ²	Yes
Lot Frontage (min)	23 m	> 23 metres	Yes
Exterior Side Yard (min)	3 m	n/a	n/a
Interior Side Yard (min)	4.5 m	2.6 m	No
Rear Yard (min)	7.5 m	n/a	n/a
Landscaped Open Space (min)	35%	31%	No
General Provisions			
Parking Requirement	1.25 spaces per dwelling unit 24 (19 units x 1.25)	29	Yes



KEY MAP
SCALE N.T.S.



LEGEND:
 - - - - - SITE PLAN BOUNDARY
 ——— PROPOSED BUILDING FOUNDATION

REV.#	REVISIONS	DATE	INITIAL
9	ISSUED FOR SITE PLAN AGREEMENT	03/13/2025	SO
8	ISSUED FOR MINOR VARIANCE	05/09/2024	SO
7	ISSUED FOR CONSTRUCTION	11/06/2020	ND
6	ISSUED TO PEC FOR SUBDIVISION AGREEMENT	10/13/2020	ND
5	ISSUED FOR INFORMATION	05/28/2020	ND

Not Valid Unless Signed And Dated



SCALE: 1:400
 DESIGN: EC
 DRAWN: EC
 CHECKED: SO
 DATE: JUN 2024

1974692 ONTARIO INC
 PORT PICTON SUBDIVISION
 PICTON, ON

BLOCK 204 ENGINEERING SITE PLAN



CONTRACT No. 18531-6 | DWG C200